GOVDOC
BRA
2787

Cultural District Historic Theater Assessment / Specifications for New Theaters

BOSTON
PUBLIC
LIBRARY

Cultural District Theater Consultant

Brannigan·Lorelli Associates Inc.

City of Boston
Office of Arts & Humanities
Boston Redevelopment Authority

25

Cultural District Historic Theater Assessment / Specifications for New Theaters

BOSTON
PUBLIC
LIBRARY

Cultural District Theater Consultant

Brannigan·Lorelli Associates Inc.

City of Boston
Office of Arts & Humanities
Boston Redevelopment Authority

TABLE OF CONTENTS

I Dance Theater

II Flexible Theater

III Recital/Concert Hall

IV Black Box

V Studios

Digitized by the Internet Archive
in 2010 with funding from
Boston Public Library

http://www.archive.org/details/culturaldistrict01bost

I Dance Theater

Dance Theater

Theater

The audience area for this theater should contain 499 seats. The arrangement should be fairly steeply raked to give an intimate feeling and provide good sightlines.

The image of this theater should be one of function. The production catwalks and lighting fixtures should be part of the architectural finishes of the space.

Acoustical consideration should be given to the fact that both electronic and live music will be employed in this theater as well as the spoken word.

Lobby

The lobby should be arranged in such a way to accommodate the audience for pre-performance or post performance gathering as well as normal intermissions. The lobby may contain the box office depending on where the theater is located in a building, but it is essential that the box office be visible and accessible to the public. A theater management suite of offices should be provided.

Stage

The stage should be constructed of resilient material sufficiently sprung for dancing. The stage may be extended into the audience by means of a portable thrust apron. The stage will include a fly loft to facilitate the management of scenery and lighting, and complete sound and lighting systems with control consoles located in a booth at the rear of the auditorium for full technical support.

Backstage

Green Room
This room should be signed for pre and post performance receptions and be conveniently located to the stage wings and dressing rooms.

Dressing Rooms
There should be two group dressing rooms to accommodate 15 people each. There should be two quad dressing rooms complete with showers and W.C.s.

Stage Offices
A small office for a stage manager and technical crew and another for the visiting director should be provided near the stage.

Storage Space
Storage space for general material, draperies, electrical, sound and prop storage is required.

Dance Theater

	Square Feet
499 Seat Theater (assume 10 sq. ft. per seat w/aisles and corridor plus 50* sq. ft.)	5,040
Sound and Lighting Control Booth	150
Lobby @ 6 sq.ft. per seat	2,994
Check Room	120
Box Office 150 plus 50* sq. ft.	200
Public toilets 500 plus 100* sq. ft.	600
Administrative Office (3) plus 75* sq. ft.	575
Stage	
Performance Area (40 x 35)	1,400
Sidestages and crossover 1,400 plus 25* sq. ft.	1,425
Green Room 300 plus 50* sq. ft.	350
2 Office @ 100 sq.ft. plus 50* sq. ft. each	300
Dressing Rooms	
2 Group Dressing Rooms for 15 each @ 30 sq.ft. Per Person	900
2 Quad Dressing Rooms @ 225 sq. ft. each	450
Storage	
General	200
Electric	100
Drapery	100
Sound	100
Wardrobe/Costume	350
Circulation Allowance	1,000
Mechanical (H.V.A.C.)	1,000
Electrical	400
Subtotal	17,754
Contingency and Layout 10%	1,775
Total	19,529

19,529 Sq.Ft. @ $200.00 per Sq. Ft. $3,905,800 plus $400,000 for decorative art works in lobby and theater @ $50/sq. ft.

Motorized orchestra pit lift which would add $250,000

Total - $4,555,800

*Added square footage for wheelchair accessibility.

CD9/Q 122287/1

II Flexible Theater

Flexible Theater

The Flexible Theater is a space consisting of a floor similar to that of a traditional "Black Box" theater except that this space will contain retractable seats that will allow the performance to flow out into the audience area.

Unlike the dance theater the flexible space can create the sense of a proscenium when required, rather than conform to the picture frame style. The theater would be open ended rather than the more formal proscenium style.

The look of this type theater should change with the sense of experimentations at work.

The public space should be comfortable yet not formal. The lobby area should accommodate exhibits such as scene sketches, set models, etc. The sense of theater should be the theme of decor in the public spaces.

Again like the Dance Theater, public access for tickets sales is imperative.

62 COOPER SQUARE · NEW YORK, N. Y. 10003 · (212) 420-8787

Flexible Theater

	Square Feet
499 Seats @ 10 sq.ft. per seat plus 50* sq. ft.	5,040
Sound and Lighting Control	150
Lobby @ 6 sq.ft. per seat	2,994
Check Room	120
Box Office 150 plus 50* sq. ft.	200
Administrative Offices (3) 500 plus 75* sq. ft.	575
Public toilets 500 plus 100* sq. ft.	600
Stage	
Performance Area (40 x 35)	1,400
Sidestages and crossover 1,400 plus 25* sq. ft.	1,425
Backstage Area	
Green Room 300 plus 50* sq. ft.	350
2 Office 200 plus 100* sq. ft.	300
2 Group Dressing Rooms for 10 each @ 30 sq.ft. per person	600
2 Quad Dressing Rooms	450
Storage	
General	200
Electric	100
Drapery	100
Sound	100
Wardrobe/Costume	350
Circulation Allowance	1,000
Mechanical (H.V.A.C.)	1,000
Electrical	400
Subtotal	17,454
Contingency and Layout 10%	1,745
Total	19,199

19,199 @ $150 per Sq. Ft. $2,879,850 plus $400,000 for decorative art works in lobby and theater @ $50/sq. ft.

Total - $3,279,850

*Added square footage for wheelchair accessibility.

III Recital/Concert Hall

Recital/Concert Hall

The highest level of expectation with regard to formality and excellence is exemplified in recital and concert halls.

In all cases the quality of sound and comfort are both difficult and expensive to achieve. Noise control of both internal systems as well as isolation from external noise generation must be carefully planned. The success of an hall that is dedicated to music succeeds on its reputation for acoustical excellence.

Unlike a traditional or multi-use theater, a concert or recital hall has both performers and audience in one room and requires a larger volume than would be found in a hall used for the spoken word.

Most musicians feel that a room, like a violin, must be made of wood. The treatment of a room may vary from acoustician to acoustician. The one thing which remains constant is the need for volume proportionate to the seating capacity, artistic program requirement and exacting humidity control.

Recital/Concert Hall

	Square Feet
Seating	
200 seats @ 10 sq. ft. plus 50* sq. ft.	2,050
Inches isle and corridors	
Control Station - Stage Management	
Concert lighting	100
Lobby	
200 seats @ 6 sq. ft. per seat	1,200
Check Room	120
Box Office 150 plus 50* sq. ft.	200
Public Toilets 400 plus 100* sq. ft.	500
Administrative Offices (3) 500 plus 150* sq. ft.	650
Stage	
Performance area 30 x 60	480
Assembly area plus 25* sq. ft.	225
2 Offices @ 100 sq.ft. plus 50* sq. ft. each	300
Dressing Room	
2 Group Dressing Rooms for 15 per room at 30 sq.ft.. per person	
Instrument and Wardrobe Case Storage	900
2 Principal Dressing Rooms @ 225 sq.ft. each	450
Reception Green Room 450 plus 50* sq. ft.	500
Includes Kitchenette for receptions	
Storage	
General - Risers, Music Stands, Chairs	200
Instruments, Pianos	200
Electrical	100
Circulation Allowance	1,000
Mechanical	1,000
Electrical	200
Subtotal	9,325
Contingency and Layout 10%	932
Total	10,257

10,257 sq. ft. @ $200 per sq. ft. = 2,051,400 plus $160,000 for decorative art works in lobby and concert hall @ $50/sq. ft.

Total - $2,211,400

*Added square footage for wheelchair accessibility.

CD9/Q/122287/3

IV Black Box

Black Box

The Black Box space is primarily thought of as an experimental drama theater, but today it can be found as a space for music and dance also.

Therefore this room needs to be equipped with flexible lighting equipment and an overhead grid system for the mounting of lighting instruments and scenic elements, and sound effect speakers.

The seating (99) and comfort level is minimal and has no commitment to a set pattern. The Black Box can be configured many ways - in the round, three quarters, end stage or audience in the center with a program playing from the outside walls.

The spirit of the lobby area should be easy yet reassuring. This can be achieved best in a loft or basement which doesn't send a hi-tech environmental message.

199 seat Black Box - Experimental Theater

Seating 199 @ 10 Sq.ft.
(included in Stage sq. footage)

	Square Feet
Lobby	
199 @ 8 sq.ft. per person (incl. coin lockers)	1,592
Box office 120 plus 50* sq. ft.	170
Public toilets 400 plus 100* sq. ft.	500
Administrative Offices (3)	500
Stage (includes seating) 4,600 plus 50* sq. ft.	4,650
2 Group Dressing Rooms for 10 each	400
2 Offices 200 plus 100* sq. ft.	300
Kitchenette	100
General Storage	300
Wardrobe/Costume	200
Circulation Allowance	500
Mechanical	1,000
Electrical	200
Subtotal	11,850
Contingency and Layout 10%	1,185
Total	13,035

13,035 sq. ft. @ $100 per sq. ft. = 1,433,850 plus $80,000 for decorative art works in lobby @ $50/sq. ft.

Total - $1,513,850
Two Theaters $3,027,700

299 seat Black Box - Experimental Theater for Performance Art Parcel C-4
13,635 sq. ft. @ $100 per sq. ft. - $1,499,850 plus $80,000 for decorative art works in lobby @ $50/sq. ft.

Total - $1,579,850

*Added square footage for wheelchair accessibility.

V Studios

Studios

Studios are perhaps the most in demand spaces that relate to the performing arts. The most commonly required arrangement is studios in groups of three.

This grouping of spaces allows for the simultaneous rehearsals of chorus, principals and soloists, in ballet, opera and musical theater.

The rehearsal/teaching studio requires the same level of construction — resilient floors, acoustical wall treatment, volume and incandescent lighting.

Along with the studios there is the need for a reception area, business office and changing rooms. Although the construction finishes may be minimal, the need for sound isolation from studio to studio is critical.

Studios

	Square Feet
Studios	
3 (40' x 40' x 18') each	4,800
Circulation @ 10%	
Changing Rooms 30 persons each	
2 @ 10 sq.ft. per person 15 x 20 each	600
2 toilet shower rooms 10 x 15 each	300
Reception/Management	
1 Office @ 100 plus 50*sq.ft.	250
Reception Area	200
Subtotal	6,630
Contingency and Layout 10%	663
Total	7,293

7,293 sq.ft. @ .60¢ per sq. ft. = 437,580

Total - $437,580

*Added square footage for wheelchair accessibility.

CONSTRUCTION COST ESTIMATES

COMMON SPACE	SQ.FT.	UNIT COST	ESTIMATED CONSTUCTION COST	
UPPER LOBBY	200	$200	$ 40,000	
BOX OFFICE	80	100	8,000	
BOX OFFICE SUPPORT	120	100	12,000	
LOWER COMMON LOBBY (@ 6 ft. Per.)	2388	200	477,600	
REST ROOMS (2)	400	150	60,000	
MANAGEMENT SUITE	400	100	40,000	
COAT CHECK ROOM	100	80	8,000	
CONCESSION/STORAGE	200	100	20,000	
CONTROL ROOMS (4)	400	100	40,000	
CIRCULATION (20%)	1397	100	139,700	
				$845,300

199 SEAT DANCE THEATER				
SEATING 6 sq. ft. Per.	1194	150	$179,100	
CIRCULATION (20%)	238	150	35,700	
				$202,150

PRODUCTION SPACES				
STAGE 60´X 30´	1800	150	$270,000	
GROUP DRESSING ROOM (2)	800	90	72,000	
TOILETS FOR DR. RM.(2)	300	90	27,000	
PRODUCTION OFFICES (2)	240	90	21,600	
BACKSTAGE LAVATORIES	64	90	5,760	
RECEIVING & HOLDING	200	70	14,000	
STORAGE	400	70	28,000	
COSTUME WORKROOM	300	75	22,500	
CIRCULATION (20%)	820	90	73,800	
				$534,660

BLACK BOX EXPERIMENTAL THEATER	SQ. FT.	UNIT COST	ESTIMATED CONSTR. COST	
THEATER SPACE 50´X 50´	2500	$150	$375,000	
PRODUCTION GALLERY (200´X 4´)	800	90	72,000	
PRODUCTION CIRCULATION (200´X 8")	1600	80	128,000	
GROUP DRESSING ROOM (2)	800	90	72,000	
TOILETS FOR DR. RM. (2)	300	90	27,000	
PRODUCTION OFFICES (2)	240	90	21,600	
BACKSTAGE LAVATORIES (2)	64	90	5,760	
RECEIVING & HOLDING	200	70	14,000	
STORAGE	400	70	28,000	
COSTUME WORKROOM	300	75	22,500	
CIRCULATION (30%)	2161	90	194,490	
SUBTOTAL	21,406			$960,350
ALLOWANCE FOR CONTINGENCY AND LAYOUT (10%)	2,140			
MECHANICAL (20%)	4,280	200	1,284,000	
				$1,284,000
			TOTAL	* $3,826,460

* DOES NOT INCLUDE THEATRICAL EQUIPMENT AND FURNISHINGS OR PROFESSIONAL FEES AND CONSTRUCTION MARKUPS.

THEATRICAL EQUIPMENT AND FURNISHING

SEATS

DANCE THEATER 199 @ 135	$26,865	
BLACK BOX 199 @ 60	11,865	
RISERS FOR THE BLACK BOX SEATING	60,000	
		$98,805

STAGE RIGGING AND DRAPERIES		
DANCE THEATER	$40,000	
BLACK BOX	15,000	
		$55,000
PERFORMANCE LIGHTING		
DANCE THEATER	$250,000	
BLACK BOX	200,000	
INSTALLATION FOR ABOVE	200,000	
		$650,000
SOUND/MONITOR/PAGE/INTERCOM ETC.		
DANCE THEATER	$120,000	
BLACK BOX	120,000	
INSTALLATION FOR ABOVE	100,000	
		$340,000
FURNISHINGS		
49, 222 @ 5 Sq. ft.	$246,110	
TOTAL		$1,389,915